

# UNOFFICIAL COPY



## DEED IN TRUST (ILLINOIS)

Doc#: 0408417074  
Eugene "Gene" Moore Fee: \$28.50  
Cook County Recorder of Deeds  
Date: 03/24/2004 09:37 AM Pg: 1 of 3

The Grantor, Frieda Fritzshall,  
a widow,  
101 Old Oak Drive, # 415  
Buffalo Grove, Illinois 60089

### RECORDER'S STAMP

of the County of Cook and State of Illinois for and in consideration of Ten Dollars, and other good and valuable considerations in hand paid, Conveys and QUIT CLAIMS all of her right, title and interest unto Frieda Fritzshall, not individually, but solely as Trustee of the Frieda Fritzshall Revocable Trust dated February 18, 2004 (hereinafter referred to as "said trustee," regardless of the number of trustees) and until all and every successor or successors in trust under said trust agreement, the following described real estate in the County of Cook and State of Illinois, to wit:

Legal:

UNIT NUMBER 120 AND PARKING SPACE NUMBER 112, IN WINDSOR WOODS APARTMENT HOMES CONDOMINIUM AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING PARCEL OF REAL ESTATE:  
LOT "A" IN MERRIE GREEN SUBDIVISION IN THE NORTH EAST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON SEPTEMBER 13, 1967 AS DOCUMENT NUMBER 2347244 WHICH SURVEY IS ATTACHED TO AS EXHIBIT "B" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO AS TRUSTEE UNDER TRUST NUMBER 45300 REGISTERED IN THE OFFICE OF THE REGISTRAR OF TORRENS TITLES OF COOK COUNTY, ILLINOIS, AS DOCUMENT LR 3108712 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 03-17-201-025-1120  
Address of real estate: 2622 N. Windsor Drive, #201, Arlington Heights, Illinois 60089

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority are hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof: to dedicate parks, street, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence in praesenti or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 198 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

*Mark Moore*  
SALE, BUYER OR REPRESENTATIVE

2/25/04  
DATE

*5/13/04  
RJR  
mjs  
CW*

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purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter. In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming by this Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries hereunder; (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, authorities, duties and obligations of its, his, hers, or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor aforesaid has hereunto set her hands and seal this 25 day of February, 2004.

Frieda Fritzshall (SEAL)  
Frieda Fritzshall

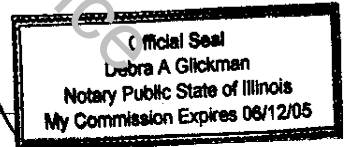
State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Frieda Fritzshall, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 25 day of February, 2004.

Commission expires 6-12-05

Debra A Glickman  
Notary Public



This instrument was prepared by Mark R. Glickman, 3100 Dundee Road, Suite 402, Northbrook, Illinois 60062.

MAIL TO:  
Mark R. Glickman  
3100 Dundee Road, #402  
Northbrook, Illinois 60062

SEND SUBSEQUENT TAX BILLS TO:  
Frieda Fritzshall, Trustee  
101 Old Oak Drive, # 415  
Buffalo Grove, Illinois 60089

**UNOFFICIAL COPY****STATEMENT BY GRANTOR AND GRANTEE**

THE GRANTOR, Frieda Fritzshall, or her Agent affirms that, to the best of her knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

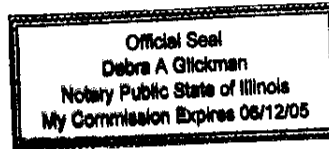
Dated: February 25, 2004

Signature: Frieda Fritzshall  
Frieda Fritzshall

Subscribed and Sworn to before me by the said

Frieda Fritzshall  
this 25 day of February, 2004.

Debra Glickman  
Notary Public



THE GRANTEE, Frieda Fritzshall, Trustee of the Frieda Fritzshall Revocable Trust dated February 18, 2004, or her Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

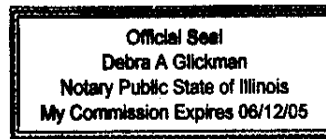
Dated: February, 25, 2004

Signature: Frieda Fritzshall  
Frieda Fritzshall, Trustee

Subscribed and Sworn to before me by the said

Frieda Fritzshall  
this 25 day of February, 2004.

Debra Glickman  
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).